

Planning Report

June 5, 2014

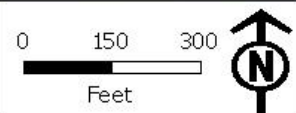
U-Haul Expansion

Case Summary

Agenda Item	3
Case Number	14-038CU
Proposal	A conversion of current Hilliards Furniture Store to a U-Haul showroom and self-storage facility.
Request	Conditional Use Review and approval of conditional use under the provisions of Zoning Code Section 153.236.
Site Location	6419 Old Avery Road. Approximately 1070 feet north of the intersection with Shier Rings Road, adjacent to SR 33.
Applicant	Carlos Vizcarra, Amerco Real Estate Company.
Case Manager	Gary P. Gunderman, Planning Manager.
Contact Information	(614) 410-4682 ggunderman@dublin.oh.us
Planning Recommendation	Approval of the Conditional Use Planning recommends approval of this conditional use as it complies with the applicable review criteria, with no conditions.



14-038CU
Conditional Use
U-Haul Warehouse-Showroom Storage
6419 Old Avery Road



Facts	
Site Area	1.77-acre site, 11,618-square-foot building (formerly the Hilliards Furniture store)
Zoning	ID-1, Innovation District 1 (Research Office District)
Surrounding Zoning and Uses	<p>The proposed use will occupy the entire former Hilliards Furniture building in combination with the existing U-Haul facility to the west.</p> <p>West: ID-1, U-Haul truck rental and storage facility North: US 33 South: ID-1, office/warehouse East: TF, Tech Flex District, vacant site adjacent to Smith Medical, across Avery Road</p>
Site Features	<ul style="list-style-type: none"> • Full access from Old Avery (frontage) Road • Private drive to the south shared with the existing U-Haul facility and adjacent properties to the south. • Approximately 391 feet of frontage along US 33, and 142 feet of frontage along Old Avery Road.
History	The original Hilliards Furniture store was annexed into the City and retained Township zoning until the site was rezoned to a PUD as part of an expansion in 2003. More recently, the site was rezoned into the ID-1 Innovation District as part of a City-sponsored area rezoning in 2011.

Details	Conditional Use
Proposal	The proposal is to permit the entire building to be operated as a retail store area, an indoor, climate controlled, individual self-storage area for medical records and an open warehouse area.
Use	The ID-1 district requires a conditional use for all retail operations but the approval for the remaining uses relies on code language permitting the uses of the previous zoning of the property. The previous zoning (PUD) permitted self-storage and warehouse as a conditional use. The proposed retail area is 3,130 square feet, the self-storage area is 5,546 square feet and the warehouse area is 5,531 square feet, and Dispatch and Revival is 1,482 square feet.
Parking	According to Zoning Code Section 153.212 this use is required a 26 parking spaces; 28 spaces are provided.

Details		Conditional Use
Operational Details	<p>U-Haul will be operating the proposed uses from the former Hilliards Furniture store site using the existing building in addition to keeping operations at their existing site. The added space will permit a retail showroom area for rental operations, self-storage and moving supplies, and provide a small office space.</p> <p>The center portion of the building will permit a smaller size self-storage area for the climate controlled storage of medical records. The east end of the building will be an open general warehouse. U-Haul will employ a maximum of 10 employees at this site.</p> <p>The only site changes are a new driveway connection to the private Avery Road Industrial Park Drive and a proposed sidewalk connection from the existing self-storage area to the new facilities. The applicant will be required to demonstrate written access approval from the owner of the driveway as part of the building permit.</p> <p>The current building is in need of substantial investment on a number of routine areas. U-Haul has plans for repainting the entire structure to beige color as shown in the plans attached to this report.</p> <p>The site was brought up to Code for landscaping requirements as part of the expansion in 2003. The south site boundary has not been well maintained and needs to be cleaned up and reseeded. Planning has worked with the applicant on a plan to improve the landscaping adjacent to the parking area with new shrubs, as noted on the site plan. Details will be verified at the permit stage.</p>	
Analysis		Conditional Use
Process	Section 153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use (full text of criteria attached).	
1) <i>Harmonious with the Zoning Code and/or Community Plan.</i>	Criterion met: This proposal is consistent with the requirements of the Zoning Code.	
2) <i>Complies with applicable standards.</i>	Criterion met: This proposal is for approval of the conditional use and will meet all applicable development standards. All site changes, building improvements, and signs will be required to meet Code.	

Analysis		Conditional Use
3) <i>Harmonious with existing or intended character in vicinity.</i>	Criterion met: The proposed use is located in an area in transition and is similar to existing U-Haul storage facilities and storage facilities near the proposed facility. The general operation should not be substantially different from the operating hours in adjacent businesses and will not have a negative effect on surrounding areas.	
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: No adverse effects from the proposed operations have been identified.	
5) <i>Will provide adequate services and facilities.</i>	Criterion met: The proposal has sufficient services and facilities available for the intensity of the desired use.	
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use contributes positively to the economic climate of the city.	
7) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	Criterion met: The use will not be detrimental to the surrounding area.	
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: The proposal will use existing access points onto the public street system and will not interfere with existing circulation. The parking allows for an adequate number of spaces due to the proposed facility size and number of employees.	
9) <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to property values.	
10) <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: This proposal will not interfere with surrounding improvements or developments, and should not change the overall development pattern in the area.	
Recommendation		Approval
Recommendation	This proposal complies with the conditional use review criteria and approval of this request is recommended with no conditions	

CONDITIONAL USE

Review Criteria

Section 153.236(C) sets out criteria for the review and approval of a conditional use.

(C) *Action by the Planning Commission.* The Planning and Zoning Commission shall hold a public hearing and shall not approve a conditional use unless it finds that such use at the proposed location meets all of the following requirements:

- 1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
- 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
- 8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.
- 10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.